

Potential Capital Investment	Owner feedback	Board Proposed Plan of Action
Roof	Owners preferred shingles to corrugated metal. The proposed charcoal grey color was acceptable to most Owners.	The Board proposes replacing roofs throughout the property in the summer of 2022
Windows and Doors	A majority of Owners accepted that wholesale replacement of windows and doors would be needed at some point in the future, but few thought this would be necessary within the next 5 years	A target date of 2025 is proposed for a further assessment of the condition of the windows and doors and the need for phased or wholesale replacement.
Building Exterior	Owners were split evenly regarding whether an external upgrade should ever be carried out. Neither example rendering was strongly endorsed by Owners. Few Owners were in favor this investment in the short term	No further action on upgrading the exterior of the Buildings will be undertaken in the short term. Instead, the Board will focus efforts on developing new color schemes for repainting the buildings. This repainting will be carried out in or before 2023.
Lighting	A majority of Owners were in favor of a lighting upgrade, and almost half of Owners supported doing this in the short term.	The Board proposes moving ahead with an upgrade in lighting fixtures for both upper and lower stairwells, landings, pool area, car ports and decks in 2019
Pool	A majority of Owners were in favor of retaining the pool. 75% of Owners were evenly split between a 5-10 year timeline for replacement and “at point of catastrophic failure”	In view of other higher priority expenditures in the next ten years of so, the current proposal is to wait for the pool to fail to the extent that it cannot be repaired in a cost-effective manner.
Building A upper and middle levels	A majority of Owners were against remodeling to the plans developed by the Board. Comments indicated that Owners thought the cost to be too high.	In view of this and previous feedback, the Board considers this a lower priority item, but will consider some more modest schemes for renovation.
Landscaping	A majority of Owners were not in favor of any additional development of the area behind the upper buildings or planting trees by the lower path to try to hide the back of Seasons 4 buildings.	The Board will continue its current path of exploring ways to introduce greenery around the property, but will not pursue any of the proposals presented in the Discussion Document further.
Financing	Owner’s opinions were divided between paying for capital investments in advance of the work, at the time of the work is done, or with an HOA loan.	The goal of the current Board will be to fund the new roof through the current Major Maintenance/Capital Investment Fund, and to continue to accumulate annual capital assessments to cover the cost of future replacement of doors and windows within the complex.